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THE ANDHRA PRADESH GAZETTE

PART-I EXTRAORDINARY

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NOTIFICATIONS BY GOVERNMENT

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MUNICIPAL ADMINISTRATION AND URBAN DEVELOPMENT DEPARTMENT

(H1)

DRAFT VARIATION TO THE TANUKU MUNICIPALITY FOR CHANGE OF LAND USE FROM PUBLIC & SEMI-PUBLIC USE (SCHOOL ZONE USE) TO RESIDENTIAL USE IN TANUKU MUNICIPALITY.

[Memo. No. 3512/H1/2013-1, Municipal Administration & Urban Development (H1), 20th April, 2013.]

The following draft variation to the Tanuku General Town Planning Scheme, the Master Plan which was sanctioned in G.O.Ms.No. 480, M.A., dated: 19-09-2000, is proposed in exercise of the powers conferred by clasue (a) of sub-section (2) of Section 15 of the Andhra Pradesh Town Planning Act, 1920 (Act VII of 1920), is hereby published as required by clause (b) thereof.

Notice is hereby given that the draft will be taken into consideration after expiry of fifteen days from the date of publication of the notification in the Andhra Pradesh Gazette and that any objections or suggestions which may be received from any person with respect thereto before expiry of said period will be considered by the Government of Andhra Pradesh. Objections or suggestions should be addressed to the Principal Secretary to Government, Municipal Administration and Urban Development Department, Secretariat, Andhra Pradesh, Hyderabad - 500 022.

DRAFT VARIATION

The site in R.S.No. 17/1A Part, to an extent of 0.83 cents of Tanuku Town the boundaries which are as shown in the schedule below and which is earmarked for Public & Semi-public use (School zone use) use in the General Town Planning Scheme (Master Plan) of Tanuku Town sanctioned in G.O.Ms.No. 480, M.A., dated: 19-09-2000 is now proposed to be designated for Residential use by variation of change of land use based on the Council Resolution No. 333, dt. 25-10-2012 and as the proposed site is part of applicants land is already in residential use and the applicant intends to develop the site for residential use as marked as “A,B,C,D” as shown in the revised part proposed land use map C.No. 6049/2012/R, which is available in the Municipal Office, Tanuku Municipality, **subject to the following conditions:**

1. The applicant shall pay the Development / Conversion charges as per G.O.Ms.No. 158, dated: 22-03-1996.
2. The applicant shall obtain prior permission from the competent authority for future development.
3. That the title and Urban Land Ceiling / Agricultural Land Ceiling aspect shall be scrupulously examined by the concerned authorities i.e., Urban Development Authorities / Municipal Corporations / Municipalities before issue of building permission / development permission.
4. That the above change of land use is subject to the conditions that may be applicable under the Urban Land Ceiling Act, 1976 and A.P. Agriculture Ceiling Act.
5. The owners / applicants are solely responsible for any misrepresentation with regard to ownership/ title, Urban Land Ceiling Clearances etc., The owners/applicants shall be responsible for any damage claimed by any one on account of change of land use proposed.
6. The change of land use shall not be used as the proof of any title of the land.
7. The change of land use shall not be used as the sole reason for obtaining exemption from the provisions of Urban Land Ceiling Act, 1976.
8. Any other conditions as may be imposed by the Competent Authority.

SCHEDULE OF BOUNDARIES

North	:	R.S.No. 17/P, Agricultural land (Residential Area earmarked in the Master Plan).
East	:	R.S.No. 17/P, Agricultural lands.
South	:	Existing Punta 40'-0" M.P. Road.
West	:	R.S.No. 17/P, Agricultural lands.

DRAFT VARIATION TO THE RAJAHMUNDRY MUNICIPAL CORPORATION FOR CHANGE OF LAND USE FROM INDUSTRIAL USE TO RESIDENTIAL USE IN MORMPUDI ROAD, RAJAHMUNDRY.

[Memo. No. 10368/H1/2012-2, Municipal Administration & Urban Development (H1), 20th April, 2013.]

The following draft variation to the Rajahmundry General Town Planning Scheme, the Master Plan which was sanctioned in G.O.Ms.No. 465 M.A., dated: 28-10-1975 is proposed in exercise of the powers conferred by clasue (a) of sub-section (2) of Section 15 of the Andhra Pradesh Town Planning Act, 1920 (Act VII of 1920), is hereby published as required by clause (b) thereof.

Notice is hereby given that the draft will be taken into consideration after expiry of fifteen days from the date of publication of the notification in the Andhra Pradesh Gazette and that any objections or suggestions which may be received from any person with respect thereto before expiry of said period will be considered by the Government of Andhra Pradesh. Objections or suggestions should be addressed to the Principal Secretary to Government, Municipal Administration and Urban Development Department, Secretariat, Andhra Pradesh, Hyderabad - 500 022.

DRAFT VARIATION

The site in R.S.No. 362/2, Near D.No. 89-2-1, Morampudi Road, to an extent of 1767.61 Sq.Mtrs of Rajahmundry town the boundaries which are as shown in the schedule below and which is earmarked for Industrial use in the General Town Planning Scheme (Master Plan) of Rajahmundry sanctioned in G.O.Ms. No. 465, M.A., dated: 28-10-1975 is now proposed to be designated for Residential use by variation of change of land use based on the Council Resolution No. 23/502/2011, dt: 06-07-2011 and as the site is surrounded by Pidimigoyya Panchayat limits on East and South sides and developed with Function Hall, Petrol Bunk and College of Nursing on Southern side, as marked as "A,B,C,D,E,F" as shown in the revised part proposed land use map C.No. 8585/2011/R, which is available in the Municipal Office, Rajahmundry Municipality, **subject to the following conditions:**

1. The applicant shall pay the Development / Conversion charges as per G.O.Ms.No. 158, dated: 22-03-1996.
2. The applicant shall hand over the land affected in East and South Master Plan roads shall be handed over to Municipal Corporation at free of cost through Register Gift deed.
3. The applicant shall provide 9.0 mtrs buffer towards Northern and Western sides.
4. That the title and Urban Land Ceiling / Agricultural Land Ceiling aspect shall be scrupulously examined by the concerned authorities i.e., Urban Development Authorities / Municipal Corporations / Municipalities before issue of building permission / development permission.
5. That the above change of land use is subject to the conditions that may be applicable under the Urban Land Ceiling Act, 1976 and A.P. Agriculture Ceiling Act.
6. The applicant shall obtain necessary permission from competent authority before development of site under reference.
7. The owners / applicants are solely responsible for any misrepresentation with regard to ownership/ title, Urban Land Ceiling Clearances etc., The owners/applicants shall be responsible for any damage claimed by any one on account of change of land use proposed.
8. The change of land use shall not be used as the proof of any title of the land.
9. The change of land use shall not be used as the sole reason for obtaining exemption from the provisions of Urban Land Ceiling Act, 1976.
10. Any other conditions as may be imposed by the Competent Authority.

SCHEDULE OF BOUNDARIES

North : Open site.

East : Existing 10.05 mtrs road to be widened to 80’-0” (24.0 Mtrs) as per Master Plan and others land.

South : Existing 15.69 to 17.0 mtrs road to be widened to 80’-0” (24.0 mtrs) as per Master Plan.

West : Open site.

B. SAM BOB,
Principal Secretary to Government (UD).

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